

EL DORADO COUNTY ECONOMIC FORECAST

El Dorado County is home to the town of Coloma, where the first discoveries of gold sparked the California gold rush. It is part of the greater Sacramento Valley, and shares its eastern border with the state of Nevada. It is also home to a portion of Lake Tahoe, one of the most popular recreational destinations in the state. As a result, leisure and hospitality is one of the county's largest industries, accounting for 16 percent of total wage and salary employment.

El Dorado County has a population of 184,000 people and approximately 50,900 wage and salary jobs. The per capita income is \$59,340 and the average salary per worker is \$52,929.

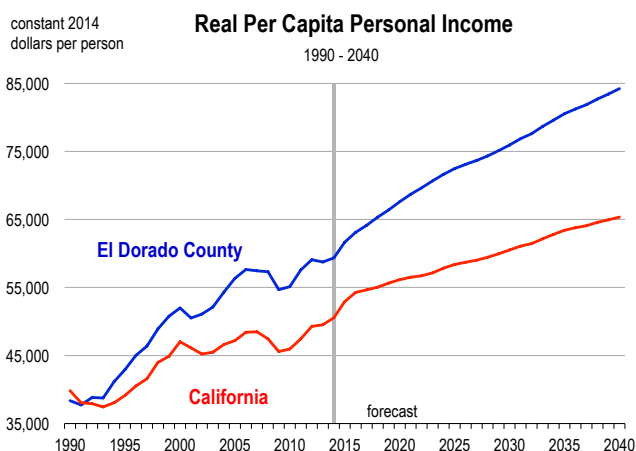
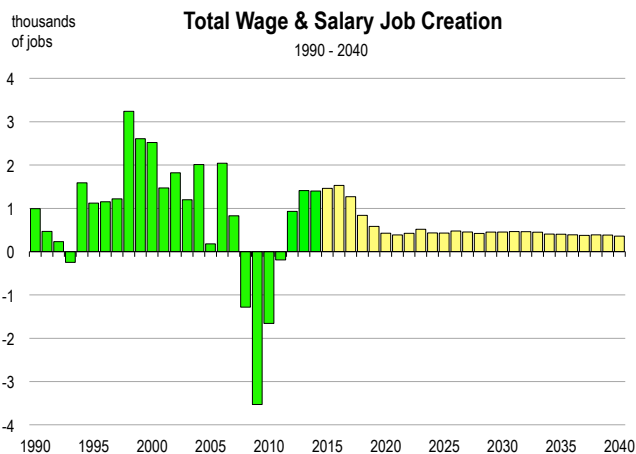
Employment across Northern California increased by 3.4 percent in 2014, whereas employment in the Sacramento Valley (consisting of Sacramento, Yolo, Placer, El Dorado, Yuba and Sutter counties) increased by 2.7 percent. In El Dorado County, 1,400 wage and salary jobs were gained, representing a growth rate of 2.8 percent. The unemployment rate improved substantially, falling from 8.5 percent in 2013 to 7.0 percent in 2014.

During 2014, most sectors were characterized by positive job growth. The largest increases occurred in education and healthcare (+360 jobs), leisure and hospitality (+290 jobs), professional and business services (+220 jobs), and government (+210 jobs). Significant losses were not observed in any major sector.

Over the 2009-2014 period, the El Dorado County population increased at a rate of 0.5 percent per year. The majority of this growth was the result of in-migration, as the county gained an average of 600 net migrants per year.

FORECAST HIGHLIGHTS

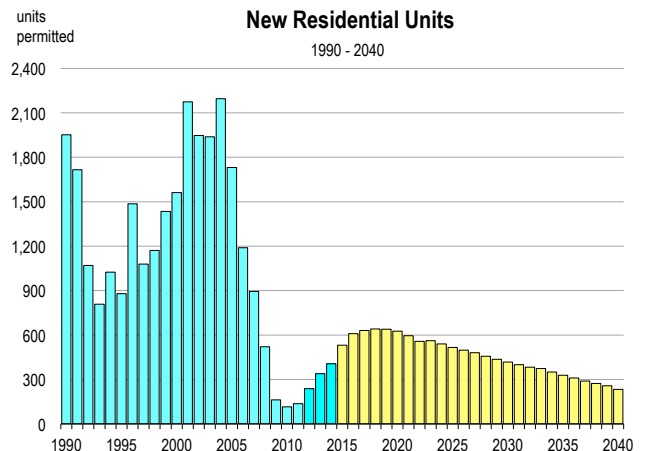
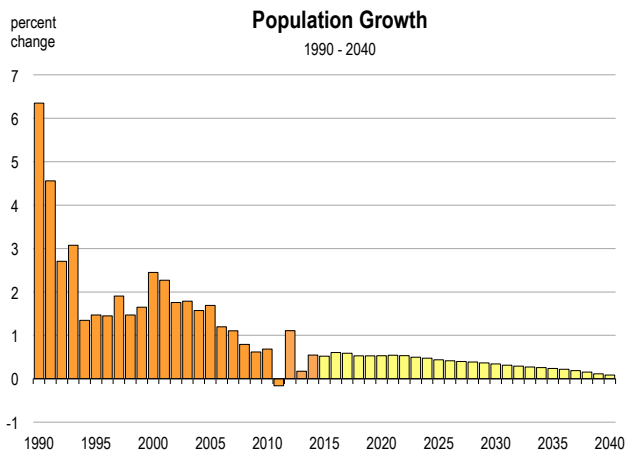
- Total employment is expected to increase by 2.8 percent in 2015. From 2015 to 2020, the growth rate is forecasted to average 1.7 percent per year.
- Average salaries are currently below the California state average, and will remain so throughout the forecast. In El Dorado County, inflation-adjusted salaries are expected to rise by an average of 0.5 percent per year between 2015 and 2020.
- Over the 2015-2020 period, employment growth will be greatest in professional and business services (+1,100 jobs), leisure and hospitality (+790 jobs), education and healthcare (+610 jobs), and construction (+540 jobs). Together, these sectors will account for 65 percent of net job creation between 2015 and 2020.
- Over the 2015-2020 period, population growth is expected to average 0.6 percent per year.
- Between 2015 and 2020, an average of 850 net migrants will enter the county each year, representing 82 percent of total population growth.
- Real per capita income is expected to rise by 5.9 percent in 2015. Between 2015 and 2020, real per capita income will increase by 1.9 percent per year.
- Total taxable sales, adjusted for inflation, are expected to increase by an average of 1.9 percent per year between 2015 and 2020.
- Industrial production is forecasted to increase by 5.2 percent in 2015. From 2015 to 2020, industrial production is projected to grow at an average annual rate of 3.7 percent.



El Dorado County Economic Forecast

2006-2014 History, 2015-2040 Forecast

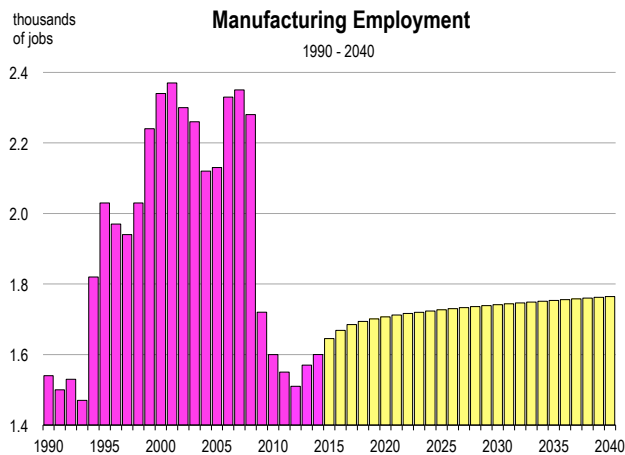
	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (millions)	Unemploy- ment Rate (percent)
2006	175,258	1,324	228	67.7	1,189	\$1.9	\$8.4	\$57,653	3.2	35.5	624.1	4.6
2007	177,195	1,243	224	68.7	894	\$1.9	\$8.7	\$57,463	3.4	40.4	667.2	5.2
2008	178,599	785	222	69.2	521	\$1.8	\$9.0	\$57,317	2.9	33.2	689.3	7.0
2009	179,701	609	219	69.7	162	\$1.5	\$8.8	\$54,694	0.8	40.1	499.2	11.1
2010	180,931	863	215	70.2	115	\$1.6	\$9.0	\$55,104	1.3	38.8	462.6	12.2
2011	180,639	-614	213	70.3	137	\$1.7	\$9.6	\$57,564	2.7	39.0	463.3	11.7
2012	182,640	1,824	209	70.3	238	\$1.7	\$10.3	\$59,096	2.7	49.6	471.5	10.2
2013	182,958	150	216	70.5	339	\$1.9	\$10.5	\$58,762	2.3	60.3	482.4	8.5
2014	183,957	761	219	70.9	406	\$1.9	\$10.9	\$59,340	2.8	60.4	501.9	7.0
2015	184,915	727	222	71.1	531	\$2.1	\$11.5	\$61,662	1.2	60.0	528.1	6.2
2016	186,032	915	225	71.4	609	\$2.2	\$12.3	\$63,098	3.2	60.0	550.4	5.3
2017	187,126	903	228	71.7	631	\$2.3	\$12.9	\$64,155	3.2	60.2	570.2	5.0
2018	188,115	813	231	72.1	641	\$2.4	\$13.6	\$65,340	3.0	60.8	590.4	4.9
2019	189,108	811	234	72.5	639	\$2.5	\$14.3	\$66,426	2.8	61.2	612.3	4.9
2020	190,112	820	236	73.0	626	\$2.6	\$15.1	\$67,596	2.9	62.0	634.1	4.8
2021	191,142	858	238	73.5	595	\$2.7	\$15.9	\$68,692	3.0	63.0	654.7	4.9
2022	192,160	862	240	74.0	557	\$2.8	\$16.7	\$69,632	3.1	63.5	675.6	4.8
2023	193,115	813	241	74.4	562	\$2.9	\$17.5	\$70,674	2.7	63.9	698.3	4.8
2024	194,031	798	243	74.9	540	\$2.9	\$18.3	\$71,651	2.6	64.2	720.2	4.8
2025	194,879	753	244	75.4	516	\$3.0	\$19.1	\$72,474	2.8	64.6	742.7	4.8
2026	195,687	742	246	75.9	498	\$3.1	\$19.9	\$73,112	2.8	65.0	766.5	4.8
2027	196,465	737	247	76.3	481	\$3.3	\$20.7	\$73,682	2.8	65.4	791.8	4.8
2028	197,224	744	248	76.8	457	\$3.4	\$21.5	\$74,329	2.7	65.7	819.4	4.8
2029	197,945	724	250	77.2	436	\$3.5	\$22.4	\$75,111	2.5	66.1	848.7	4.8
2030	198,622	700	251	77.6	418	\$3.6	\$23.2	\$75,952	2.4	66.5	878.9	4.8
2031	199,243	658	252	78.0	400	\$3.8	\$24.1	\$76,861	2.3	66.8	910.1	4.8
2032	199,823	636	253	78.4	383	\$3.9	\$25.0	\$77,619	2.5	67.2	942.3	4.8
2033	200,366	616	254	78.7	374	\$4.1	\$26.0	\$78,664	2.1	67.5	975.5	4.8
2034	200,882	608	255	79.1	350	\$4.3	\$26.9	\$79,618	2.3	67.9	1,009.9	4.8
2035	201,359	588	256	79.4	328	\$4.4	\$28.0	\$80,549	2.4	68.2	1,045.3	4.8
2036	201,800	568	257	79.8	310	\$4.6	\$29.0	\$81,233	2.8	68.5	1,081.7	4.8
2037	202,179	544	258	80.1	289	\$4.8	\$30.2	\$81,881	2.8	68.8	1,119.4	4.8
2038	202,490	508	259	80.4	273	\$5.0	\$31.3	\$82,700	2.7	69.1	1,158.2	4.8
2039	202,721	462	260	80.6	257	\$5.2	\$32.5	\$83,435	2.8	69.4	1,196.1	4.8
2040	202,896	433	261	80.9	233	\$5.4	\$33.8	\$84,223	2.8	69.7	1,247.4	4.8

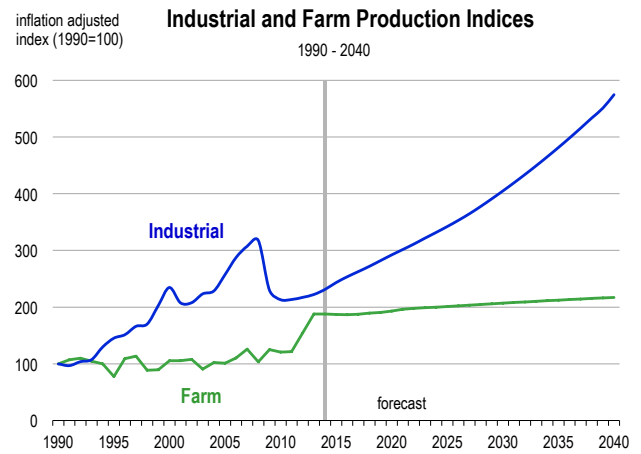
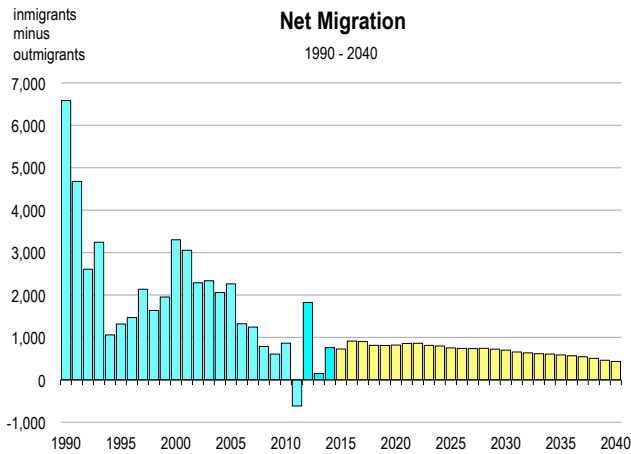
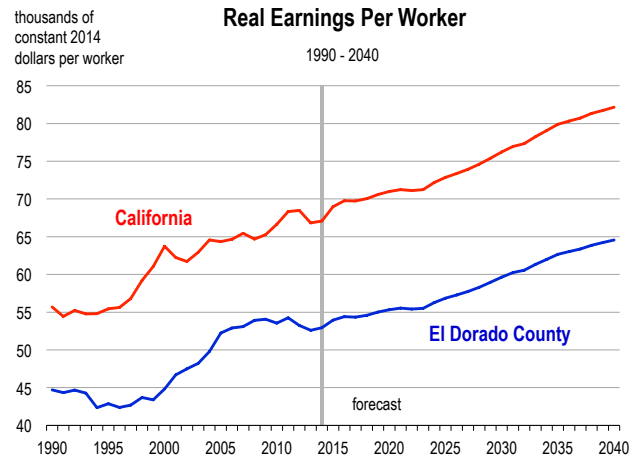
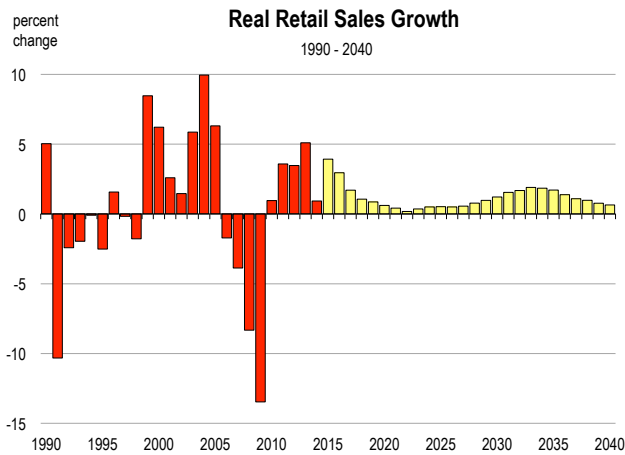


El Dorado County Employment Forecast

2006-2014 History, 2015-2040 Forecast

	Total Wage & Salary	Farm	Construction	Manufac- turing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
	employment (thousands of jobs)											
2006	53.0	0.40	5.6	2.3	0.7	7.0	3.4	7.3	0.7	6.3	7.7	9.5
2007	53.8	0.37	5.7	2.4	0.7	7.0	3.5	7.4	0.8	6.4	7.6	9.8
2008	52.5	0.33	4.8	2.3	0.6	6.9	3.6	7.0	0.7	6.8	7.3	10.2
2009	49.0	0.33	3.4	1.7	0.6	6.3	3.5	5.8	0.6	6.8	7.0	11.1
2010	47.4	0.29	3.0	1.6	0.5	6.2	3.5	5.7	0.5	6.3	7.2	10.8
2011	47.2	0.29	3.0	1.6	0.5	6.3	3.5	5.6	0.4	6.5	7.4	10.5
2012	48.1	0.38	3.1	1.5	0.5	6.3	3.7	5.6	0.5	6.9	7.5	10.3
2013	49.5	0.43	3.2	1.6	0.7	6.3	4.0	5.6	0.5	7.2	8.0	10.3
2014	50.9	0.44	3.4	1.6	0.7	6.4	3.9	5.8	0.5	7.6	8.2	10.5
2015	52.4	0.44	3.6	1.6	0.8	6.5	3.9	6.1	0.5	7.7	8.6	10.6
2016	53.9	0.44	3.9	1.7	0.8	6.6	4.0	6.3	0.5	7.9	8.9	10.8
2017	55.2	0.44	4.2	1.7	0.8	6.7	4.0	6.6	0.5	7.9	9.1	10.9
2018	56.0	0.44	4.3	1.7	0.9	6.7	4.0	6.8	0.5	8.1	9.2	11.0
2019	56.6	0.45	4.2	1.7	0.9	6.8	4.0	7.0	0.5	8.2	9.3	11.1
2020	57.0	0.45	4.1	1.7	0.9	6.8	4.0	7.2	0.5	8.3	9.4	11.1
2021	57.4	0.46	4.0	1.7	0.9	6.9	4.0	7.4	0.5	8.4	9.4	11.2
2022	57.8	0.47	3.9	1.7	1.0	6.9	4.0	7.6	0.5	8.5	9.4	11.2
2023	58.3	0.47	3.9	1.7	1.0	6.9	4.0	7.8	0.5	8.7	9.4	11.2
2024	58.8	0.47	3.9	1.7	1.0	6.9	4.0	8.1	0.5	8.8	9.5	11.3
2025	59.2	0.48	3.8	1.7	1.0	7.0	4.0	8.3	0.5	8.9	9.5	11.3
2026	59.7	0.48	3.8	1.7	1.0	7.0	4.0	8.5	0.5	9.0	9.5	11.4
2027	60.1	0.48	3.7	1.7	1.1	7.0	4.0	8.7	0.5	9.0	9.6	11.4
2028	60.5	0.49	3.6	1.7	1.1	7.1	4.0	8.9	0.5	9.1	9.6	11.4
2029	61.0	0.49	3.6	1.7	1.1	7.1	4.0	9.1	0.5	9.2	9.7	11.5
2030	61.5	0.49	3.5	1.7	1.1	7.2	4.0	9.3	0.6	9.3	9.7	11.5
2031	61.9	0.50	3.5	1.7	1.1	7.2	4.0	9.5	0.6	9.4	9.8	11.6
2032	62.4	0.50	3.5	1.7	1.1	7.3	4.0	9.6	0.6	9.5	9.9	11.6
2033	62.8	0.50	3.4	1.7	1.2	7.3	4.0	9.8	0.6	9.6	10.0	11.6
2034	63.2	0.51	3.4	1.8	1.2	7.4	4.0	9.9	0.6	9.6	10.0	11.7
2035	63.6	0.51	3.3	1.8	1.2	7.4	4.0	10.1	0.6	9.7	10.1	11.7
2036	64.0	0.51	3.2	1.8	1.2	7.5	4.0	10.2	0.6	9.8	10.2	11.8
2037	64.4	0.52	3.2	1.8	1.2	7.5	4.0	10.3	0.6	9.9	10.3	11.8
2038	64.8	0.52	3.1	1.8	1.3	7.6	4.0	10.5	0.6	10.0	10.3	11.8
2039	65.2	0.52	3.1	1.8	1.3	7.6	3.9	10.6	0.6	10.0	10.4	11.9
2040	65.5	0.52	3.0	1.8	1.3	7.7	3.9	10.7	0.6	10.1	10.5	11.9





County Economic and Demographic Indicators

Projected Economic Growth (2015-2020)

Expected retail sales growth:	7.4%
Expected job growth:	8.9%
Fastest growing jobs sector:	Transportation and Utilities
Expected personal income growth:	12.7%

Expected population growth:	2.8%
Net migration to account for:	82.0%
Expected growth in number of vehicles:	6.4%

Demographics (2015)

Unemployment rate (March 2015):	5.8%
County rank* in California (58 counties):	17th
Working age (16-64) population:	67.6%

Population with B.A. or higher:	41.8%
Median home selling price (2014):	\$359,500
Median household income:	\$72,465

Quality of Life

Violent crime rate (2013):	213 per 100,000 persons
County rank* in California (58 counties):	8th
Average commute time to work (2015):	32.3 minutes

High school drop out rate (2014):	6.4%
Households at/below poverty line (2015):	9.4%

* The county ranked 1st corresponds to the lowest rate in California